098.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,300 / 686,300
					USE VALUE:	686,300 / 686,300
					ASSESSED:	686,300 / 686,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARTIGIAN ARSEN & ROSE TRS
Owner 2:	VARTIGIAN TRUST
Owner 3:	
Street 1:	38 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,785 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9785.000	186,800		499,500	686,300
Total Card	0.225	186,800		499,500	686,300
Total Parcel	0.225	186,800		499,500	686,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 595.75 | /Parcel: 595.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,700	0	9,785.	499,500	686,200	686,200	Year End Roll	12/18/2019
2019	101	FV	174,000	0	9,785.	499,500	673,500	673,500	Year End Roll	1/3/2019
2018	101	FV	174,000	0	9,785.	428,100	602,100	602,100	Year End Roll	12/20/2017
2017	101	FV	174,000	0	9,785.	399,600	573,600	573,600	Year End Roll	1/3/2017
2016	101	FV	174,000	0	9,785.	342,500	516,500	516,500	Year End	1/4/2016
2015	101	FV	173,100	0	9,785.	306,800	479,900	479,900	Year End Roll	12/11/2014
2014	101	FV	173,100	0	9,785.	284,000	457,100	457,100	Year End Roll	12/16/2013
2013	101	FV	189,200	0	9,785.	270,800	460,000	460,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VARTIGIAN ARSEN	1167-195		2/13/1997		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2006	660	Re-Roof	7,590					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Meas/Inspect	BS	Barbara S
3/13/2013	Inspected	BR	B Rossignol
4/14/2009	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C	201	PATRIOT
4/1/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
8/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9785		Sq. Ft.	Site		0	70.	0.73	4									499,486						499,500	

Total AC/HA: 0.22463 | Total SF/SM: 9785 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 499,486 | Spl Credit | Total: 499,500

User Acct

63834

GIS Ref

GIS Ref

Insp Date

10/19/18

!7959!

PRINT

Date	Time
12/10/20	22:33:20

LAST REV

Date	Time
05/07/19	15:08:45

apro

USER DEFINED

Prior Id # 1:	63834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	55250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290109
Depreciation:	103279
Depreciated Total:	186830

COMMENTS

MOLD AND MILDEW WATER COMING TROUGH ROOF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

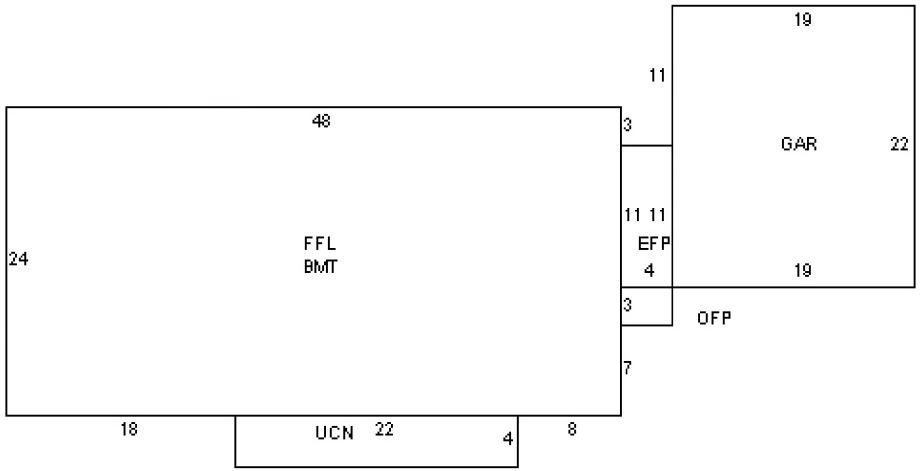
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.49
Special Features:	0	Val/Su Net:	65.18
Final Total:	186800	Val/Su SzAd	162.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	38.860	44,766
FFL	First Floor	1,152	129.530	149,221
GAR	Garage	418	21.190	8,858
UCN	Canopy	88	21.360	1,880
EFP	Enclos Porch	44	73.330	3,226
OFP	Open Porch	12	44.440	533
	Net Sketched Area:	2,866	Total:	208,484
Size Ad	1152	Gross Are	2866	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

098.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	